

**Village of Brewster  
Planning Board Meeting**

March 24, 2015

APPROVED

**Board members in attendance:**

David Kulo, Chairman

Renee Diaz

George Gaspar

Also in attendance:

Mr. Greg Folchetti - Counsel to VOB Planning Board

Mr. Todd Atkinson – VOB Engineer

The Pledge of Allegiance was recited, whereupon the proceedings were called to order at 7:35pm.

**Regular meeting**

Mr. Kulo made a motion to open the regular meeting. This was seconded by Ms. Diaz and passed 3-0.

Attendance was taken.

Pending business:

40 Prospect Street – Parking expansion for St. Lawrence O’Toole parish and building alterations – revisions to site plan.

. Mr. Nixon, Architect, presented modified site plan describing the scope of the parking expansion, including sediment control, grading, lighting, and curbing.

. Also presented at this time was the VOB’s Engineer’s report. This report outlined numerous recommended revisions to the site plan.

. Discussion revolved around these revisions and what could/should be implemented.

. Mr. Kulo made a special note to say that due to the harsh winter conditions, vis-à-vis icing/thawing of snow and ice that have been occurring at the site during this planning process, the Planning Board, Architect and Engineer have been able to witness these conditions and use this information to their advantage in making the appropriate site recommendations.

. Key point of discussion was Engineer’s recommendation for a new catch basin to address snow and ice build-up due to sheet flow. Mr. Nixon had

discussed this point with Father, and the Church would prefer not to install a new catch basin and pipe, but rather control this condition through maintenance/plowing/shoveling/ice melt, particularly because it's not a large area. The Board agreed to this.

- . Additional lighting will be considered to provide more illumination without infringing on neighbors' residences. Mr. Kulo suggested LED lighting since it's softer.

- . Mr. Gaspar expressed concern about the slope of the parking area. The Village Engineer has made suggestions to address the slope.

Recommendations that were discussed were increasing height of retaining wall and reducing the grade and lowering the parking lot, and additional modifications to parking spaces, handicapped parking and curb stops and curbing.

- . Mr. Kulo asked that the Architect and Engineer consider making the parking lot flatter.

- . Mr. Nixon agreed that parking on a diagonal would provide easier and safer movement throughout the parking lot. Total number of spots would be seventeen parking spots. Mr. Nixon would discuss parking lot changes with the Father, including a row of pavers between the stops.

- . After discussion of planting shrubbery/trees on neighbor's side of the fence, and asking for an easement for the limited use specifically for maintenance of landscaping on the neighbor's property, it was decided that the fence would be moved so as not to have to deal with any easement and contending with the neighbor for landscape maintenance.

- . Mr. Gaspar asked about making one of the conditions for approval that the residence always remain a residence. Mr. Folchetti stated that he wouldn't recommend this as specifying "use of the property" wouldn't be enforceable.

- . The Engineer pointed out that this parking area has to be an access easement to this lot and that the house has to grant this easement to the church. Mr. Folchetti agreed that this stipulation could be a condition of final approval.

- . The Engineer asked if this had to be a joint application (same owner (Saint Lawrence O'Toole)/two properties). Mr. Folchetti responded, Yes, and stated that both tax parcels should be listed on the site plan and part of the site plan approval.

- . Mr. Folchetti stated that another review of the site plan should be held since there are a number of issues that need to be addressed prior to the Public Hearing. Mr. Gaspar opined that he didn't think the Public Hearing should be waived.
- . Mr. Folchetti stated that the Applicant might consider going before the Zoning Board for clarification of the coverage definition or any interpretation of the coverage definition – lot coverage vs. structure coverage (263-3 and 263-6). Upon clarification, the Applicant could then apply for a variance, if required.
- . Mr. Nixon to review all feedback on Engineer's report, as well as all recommendations from this meeting, review with Father, and update the site plan accordingly.
- . Mr. Gaspar expressed appreciation to Mr. Nixon for the detail provided on the site plan for the Board to consider all aspects.
- . Mr. Nixon will return to present the revised site plan at the April 28, 2015 Planning Board Meeting.

#### Accept minutes of Feb. 24, 2015

Mr. Kulo recommended holding off on the approval of the minutes from the Feb. 24, 2015 meeting until the April 28, 2015 meeting.

#### Adjournment

Mr. Kulo made a motion to adjourn the meeting. This was seconded by Mr. Gaspar and passed unanimously.

Meeting concluded at 8:35pm.